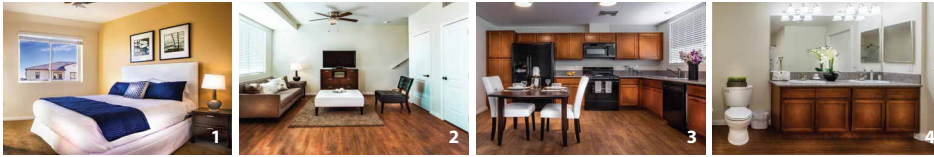


EL CENTRO TOWN CENTER III



THE
COURTYARD • TOWN CENTER
AT EL CENTRO INDUSTRIAL PARK

16TH EB-5 PROJECT



TOWN CENTER VILLA MODEL HOME

- 1 Bedroom
- 2 Living Room
- 3 Kitchen
- 4 Bathroom

THE COURTYARD
AT EL CENTRO



THE COURTYARD

2000 North 8th Street, El Centro, CA 92243

Strategically situated in the center of commercial activity in the city of El Centro, The Courtyard is an upscale apartment community with ease of transportation and within walking distance to large national franchises such as Target, Walmart, Costco, national and local retail stores and restaurants like Starbucks and Bank of America. The apartment complex encompasses 11.59 acres, and consists of 180 one-bedroom and two-bedroom units available for lease, with leasable areas ranging from 850 to 1,600 SF. Complementing the apartments with amenities that includes the community center, swimming pool, jacuzzi, fitness center, yoga room, playground, pet park, barbecue grills, etc. With a remarkable success from our previous project, “Town Center Villa”, The Courtyard will be an addition to the existing 240 units. The total 420 units of luxury apartment will be the largest luxury residential community in the City of El Centro, County of Imperial.



UNIT TYPES

TYPE 1

1Bedroom+1Bathroom
854 SQFT(60units)

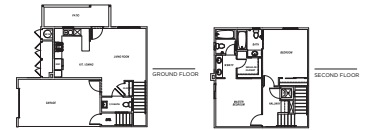


TYPE 2A

2Bedroom+2Bathroom
1127 SQFT(60units)



TYPE 2B 2B+2. 5B/1620 SQFT(60units)



INVESTMENT PORTFOLIO

	Phase I	Phase II	Phase III	Total
Lot Size (SF)	180,280	143,500	181,080	504,860
Bldg. Area (SF)	60,460	60,460	60,460	181,380
Unit(s)	60	60	60	180

PROJECT HIGHLIGHTS

● Ease of transportation

Located adjacent to Highway 86 and 111, less than half mile to nearest bus stop, walking distance to Target, Lowe's and other stores and restaurants

● Ample Land with High Potential

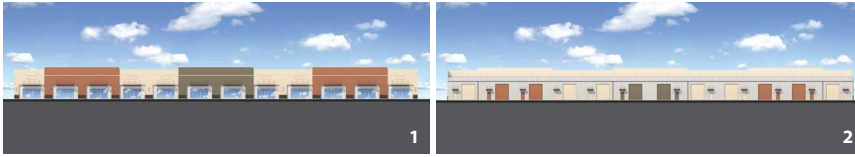
Possesses the potential for future expansion. Apartment residents are increasingly seeking housing with more affordable rent; renters are moving east from San Diego to Imperial County.

● Upscale Community with Plenty of Amenities

Distinctly comfortable and safe, The Courtyard redefines the standard of luxury living.

● Governmental Support

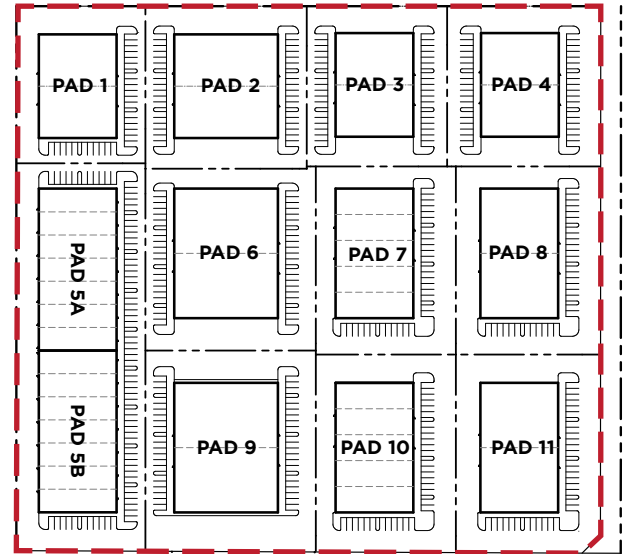
Helps the government lower unemployment rate while acting as a catalyst for economic development and setting a precedent for higher standard of living.



TOWN CENTER INDUSTRIAL PARK

- 1 Front Elevation
- 2 Rear Elevation

LOT & PARCEL #	BUILDING AREA (sf)	SITE AREA (sf)	PARKING
PARCEL C	15,000	47,420	
PARCEL D	17,000	50,041	43
PARCEL E	17,000	51,765	56
BUILDING A	54,000	104,575	28
BUILDING B	32,000	83,228	36
PAD 1	20,000	48,135	29
PAD 2	26,000	62,447	36
PAD 3	20,000	53,606	36
PAD 4	20,000	58,230	36
PAD 5A	30,000	59,289	38
PAD 5B	30,000	59,289	37
PAD 6	32,000	73,857	42
PAD 7	24,000	62,780	32
PAD 8	24,000	64,425	31
PAD 9	32,000	81,300	42
PAD 10	24,000	65,675	32
PAD 11	24,000	67,115	32
PAD 12	15,000	45,300	

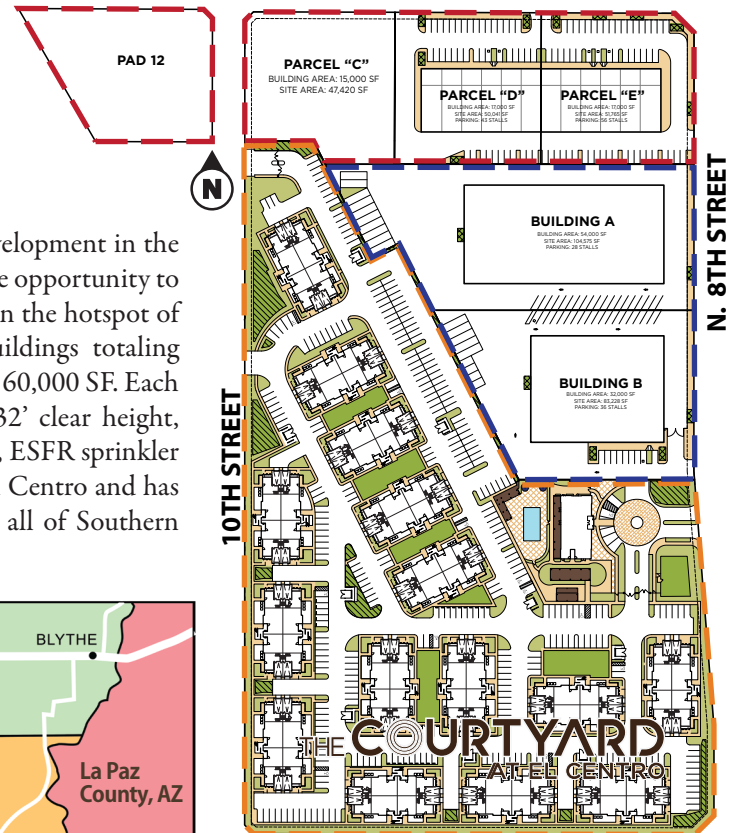


CRUICKSHANK DRIVE

TOWN CENTER INDUSTRIAL PARK

Cruickshank Drive, El Centro CA 92243

As the most anticipated first state of the art industrial condo development in the market of El Centro, Town Center Industrial Park offers an unique opportunity to own or lease a brand new industry-leading warehouse space within the hotspot of lithium mining booming area. The project consists of 17 buildings totaling $\pm 450,000$ SF on 26 acres of land with units ranging from 2,500 to 60,000 SF. Each warehouse features best-in-class-specifications including 28' – 32' clear height, dock and grade loading, LED warehouse lighting, 3-phase power, ESFR sprinkler system and more. The industrial park is situated in the City of El Centro and has the convenient HWY86 access between I-8 to I-10 that serves all of Southern California and Arizona.



- Apartment
- Warehouse
- Self Storage



City of El Centro

The city of El Centro, with an area of 11.19 square miles, is located in the southeast corner of the state of California and is the largest city in the county of Imperial. To the west is the city of San Diego, the most vibrant city in the southernmost region of California; south of the border is the city of Mexicali, a bustling center of commercial and industrial activity. The apartment complex has direct access to Interstate 8, California State Route 86 and 111.



2022 Demographics	City of El Centro, CA
Populations	44,666
Population percent change - 2020	0.39%
Households	11,750
Median household income	\$47,366
Median value of owner-occupied housing units	\$154,500

Source: CENSUS.GOV

OFFER

Apartment

39 Families

Warehouse

50 Families

Self Storage

10 Families

Points of Interest

Nearby Algodones Dunes is one of the largest sand dunes in the United States, attracting hundreds of thousands of visitors to enjoy desert off-road driving experience. The Blue Angels air show put on by the El Centro Naval and Air Facility attracts aviation aficionados around the world with attendance in excess of 35,000 spectators annually. Located just 60 miles east is a fun water attraction known as West Wetlands Park in Yuma, Arizona that the whole family will enjoy.

Investment in stable projects



City of Pomona 72 Acres



City of Delano 45 Acres



City of Delano 77 Acres



City of El Centro 70 Acres

Pacific Anchor Holdings (PAH) is a real estate development company located in California. Since 2006 PAH has successfully acquired, developed and managed a number of real estate projects in central and southern California. These include projects in the cities of Pomona (*Los Angeles*), Delano (*Kern County*) and El Centro (*Imperial County*). Currently, PAH owns more than 284 acres of land with development projects that include retail, office, residential, hotel and mixed-use. By attracting major retailers into its centers, PAH is committed to creating high-yield, economically stable projects. PAH helps local communities raise their living standards through investment in real estate development projects by creating financially stable, low-risk investment opportunities for its investors.

Phone
626-444-6668



9680 Flair Drive, Suite 103, El Monte, CA 91731
PacificAnchor.com



Disclaimer: This brochure is presented solely for the purpose of marketing and is subject to government approval. Building sizes, site dimensions, access and parking areas, tenant locations and identities are subject to change without notice.